



This stunning, extended semi detached property is tucked away in a quiet location just off Kingsway, extremely convenient to the many amenities in Dunmurry area and within comfortable distance of both Belfast and Lisburn Cities.

The property is immaculate and beautifully presented by its current owners having been totally refurbished and finished to an extremely high level of specification. The bright and spacious internal accommodation is superbly complemented by the excellent sized rear gardens which have been landscaped to provide lawns, various patio areas and covered timber bbq and entertainment area and two storage sheds.

All in all a superb home which is sure to attract the interest of a wide range of prospective purchasers and internal inspection is highly recommended.

Offers Over
£335,000

19 Ulster Avenue,
Dunmurry,
BELFAST,
BT17 9BN

Viewing by
appointment
through agent
028 9066 3030



- Stunning, Extended Three Bedroom Semi-Detached Home with Large Garden and Entertainment Area
- Entrance Hall with Cloakroom/ wc
- Lounge with Cast Iron Fireplace and Herringbone Floor
- Fabulous Open Plan Modern Fitted Kitchen with Large Feature Island with Casual Living & Dining Area and Patio Doors to Rear Garden
- Utility Room
- Three Well Proportioned, Double Bedrooms
- Modern Shower Room
- Gas heating / Double Glazed Windows
- Extremely Convenient To Many Local Amenities Including Shops, Schools, Parks And Public Bus & Rail Transport, and into Belfast and Lisburn Cities
- Delightful Large South Facing Rear Garden In Lawns With Covered BBQ/Entertainment Area and Various Patio Areas
- Beautifully Presented Throughout and Finished to a High Level of Specification

The Property Comprises:

Ground Floor

Composite front door with feature glazing to . . .

ENTRANCE HALL: Herringbone floor, feature circular window, understairs storage.



CLOAKROOM/WC: Low flush wc, wash hand basin, heated towel rail, ceramic tiled floor.

LOUNGE: 13' 8" x 12' 5" (4.17m x 3.78m) (at widest points). Cast iron fireplace with slate hearth, built-in shelving, herringbone floor, bay window, cornice ceiling.



MODERN FITTED KITCHEN OPEN PLAN TO CASUAL LIVING & DINING ROOM: 18' 10" x 18' 6" (5.74m x 5.64m) Range of high and low level units, quartz work surfaces, space for range style cooker, stainless steel extractor fan, glazed splashback, space for American fridge freezer, island unit with stainless steel sink, quartz drainer, integrated Indesit dishwasher, breakfast bar, low voltage spotlights, herringbone floor, uPVC patio doors to rear.





UTILITY ROOM: 11' 3" x 5' 10" (3.43m x 1.78m) (at widest points). High gloss range of high and low level units, wood effect work surfaces, part tiled walls, ceramic tiled floor, plumbed for washing machine, space for tumble dryer, extractor fan.

First Floor

LANDING: Good sized airing cupboard, feature window. Access to floored roofspace with Velux window via Slingsby ladder.



BEDROOM (1): 16' 6" x 11' 9" (5.03m x 3.58m) (at widest points).



BEDROOM (2): 12' 5" x 11' 3" (3.78m x 3.43m) (at widest points).



BEDROOM (3): 11' 10" x 11' 0" (3.61m x 3.35m) (at widest points).

MODERN BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



Outside

Immaculately presented front garden with painted boundary wall and tarmac driveway for three cars. Enclosed, south facing, delightful rear gardens in lawns, extensive stone paved terrace, painted timber patio area to covered timber barbecue/entertainment area, space for outside barbecue, light and power. Two wooden sheds.

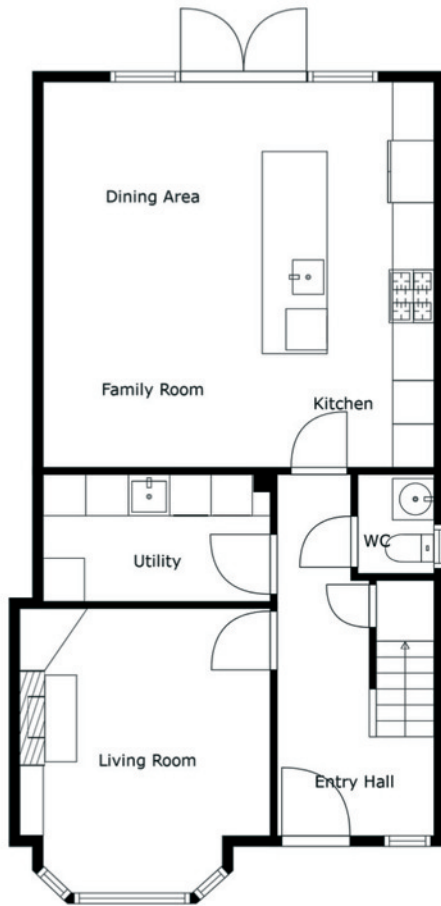


Location:

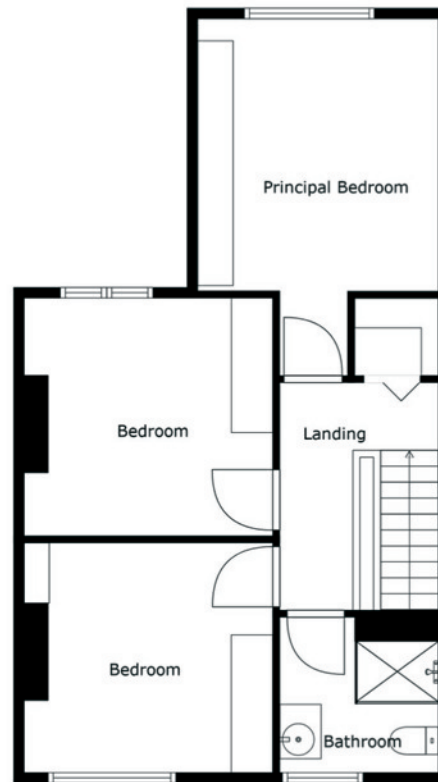
From Belfast heading through Dunmurry towards Lisburn,
Ulster Avenue is on the left hand side opposite Kingsway Cars.

Telephone 028 9066 3030

www.templetonrobinson.com

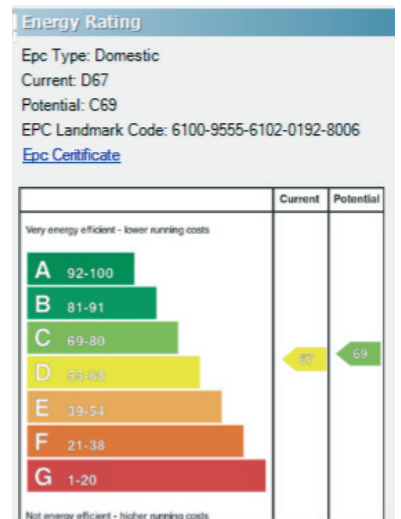


Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.



Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.